

Mr Matthew Brumby
Pennington Phillips
16 Spectrum House
32-34 Gordon House Road
London
NW5 1LP

Application Ref: **2017/6645/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

15 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Wells Court
Oriel Place
London
NW3 1QN

Proposal:
Details required by Conditions 6 (cycle storage area) and 9 (refuse storage area) granted under planning permission (2017/3626/P) dated 13/11/2017 (Erection of a three storey Mews House (1 x bedroom - Class C3) and refuse storage for Wells Court to adjoin Wells Court and Oriel Hall).

Drawing Nos: 5871/40 Rev F

The Council has considered your application and decided to grant permission.
Informative(s):

- 1 Reasons for granting permission.

The proposed internal area for 2 cycles related to the occupiers of the flat above, by virtue of their size and accessibility, provides secure and covered storage.

The details of refuse to be used for the occupiers of the flat above and adjacent



Wells Court, but separate from the cycle storage area, are also considered appropriate in terms of size, access and location and therefore the submitted details are acceptable.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and streetscene or on neighbouring amenity.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies T1, D1 and H6 of the London Borough of Camden Local Plan 2017.

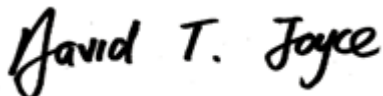
- 2 Details required by Conditions 2 (samples of materials) and 8 (privacy screen) granted under planning permission (2017/3626/P) dated 13/11/2017 are outstanding and requires details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning